



**City of Camarillo**  
 Department of Community Development  
**ZONE CHANGE**  
 Application

|                    |  |  |  |                    |                    |             |       |     |          |             |               |            |          |         |        |
|--------------------|--|--|--|--------------------|--------------------|-------------|-------|-----|----------|-------------|---------------|------------|----------|---------|--------|
| <b>SUBMITTAL</b>   | City of Camarillo<br>Department of Community Development<br>601 Carmen Drive<br>P.O. Box 248<br>Camarillo, CA 93011-0248<br>Phone: 805.388.5360; Fax: 805.388.5388<br>Email: <a href="mailto:planning@cityofcamarillo.org">planning@cityofcamarillo.org</a>  | <b>APPLICATION</b><br><small>Staff Use</small> | <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"><u>Application</u></td> <td style="width:50%;"><u>Project No.</u></td> </tr> <tr> <td>Zone Change</td> <td align="center">- 330</td> </tr> <tr> <td>Fee</td> <td align="center">\$18,244</td> </tr> <tr> <td>Received by</td> <td align="center">Sam Dominguez</td> </tr> <tr> <td>Date Filed</td> <td align="center">2/5/2020</td> </tr> <tr> <td>HTE No.</td> <td align="center">20-133</td> </tr> </table> <p align="right"><i>(Keep Receipt with Application)</i></p> | <u>Application</u> | <u>Project No.</u> | Zone Change | - 330 | Fee | \$18,244 | Received by | Sam Dominguez | Date Filed | 2/5/2020 | HTE No. | 20-133 |
| <u>Application</u> | <u>Project No.</u>   |  |  |                    |                    |             |       |     |          |             |               |            |          |         |        |
| Zone Change        | - 330  |  |  |                    |                    |             |       |     |          |             |               |            |          |         |        |
| Fee                | \$18,244   |  |  |                    |                    |             |       |     |          |             |               |            |          |         |        |
| Received by        | Sam Dominguez  |  |  |                    |                    |             |       |     |          |             |               |            |          |         |        |
| Date Filed         | 2/5/2020   |  |  |                    |                    |             |       |     |          |             |               |            |          |         |        |
| HTE No.            | 20-133   |  |  |                    |                    |             |       |     |          |             |               |            |          |         |        |
| <b>NOTE</b>        | <p>Prior to submittal of the application, it is advised that the applicant review the requested proposal with the Department of Community Development in order to review Ordinance requirements and consistency with the General Plan. In completing the application form, please be accurate and complete. If you have any questions or require assistance, contact the Department of Community Development.</p> <p>➤ Agenda reports will be emailed to all applicants and representatives.</p>   |  |  |                    |                    |             |       |     |          |             |               |            |          |         |        |
| <b>APPLICANT</b>   | <p><b>APPLICANT</b> <u>Area Housing Authority of the County of Ventura</u>      <u>Contact Person</u> <u>Bud McGehee</u><br/> <u>Email (required)</u> <u>gmcgehee@ahacv.org</u><br/> <u>Address</u> <u>1400 W. Hillcrest Dr.</u><br/> <u>City</u> <u>Newbury Park</u>      <u>State</u> <u>CA</u>      <u>Zip</u> <u>91320</u><br/> <u>Phone (8 am – 5 pm)</u> <u>(805) 480-9991</u>      <u>Cell</u> <u>805-857-2593</u>      <u>Fax</u> _____</p> <p><b>ARCHITECT</b> <u>RRM Design Group</u>      <u>Contact Person</u> <u>Tony Tomasello</u><br/> <u>Email (required)</u> <u>actomasello@rmdesign.com</u><br/> <u>Address</u> <u>10 E. Figueroa St. #200</u><br/> <u>City</u> <u>Santa Barbara</u>      <u>State</u> <u>CA</u>      <u>Zip</u> <u>93101</u><br/> <u>Phone (8 am – 5 pm)</u> <u>(805) 963-8283</u>      <u>Cell</u> <u>(805) 432-2090</u>      <u>Fax</u> _____</p> <p><b>ENGINEER</b> <u>RRM Design Group</u>      <u>Contact Person</u> <u>Mike Hamilton</u><br/> <u>Email (required)</u> <u>mchamilton@rmdesign.com</u><br/> <u>Address</u> <u>10 E. Figueroa St. #200</u><br/> <u>City</u> <u>Santa Barbara</u>      <u>State</u> <u>CA</u>      <u>Zip</u> <u>93101</u><br/> <u>Phone (8 am – 5 pm)</u> <u>(805) 963-8283</u>      <u>Cell</u> _____      <u>Fax</u> _____</p> <p><b>PROPERTY OWNER</b> <u>City of Camarillo</u>      <u>Contact Person</u> <u>Dave Norman</u><br/> <u>Email (required)</u> <u>citymanager@cityofcamarillo.org</u><br/> <u>Address</u> <u>601 Carmen Drive</u><br/> <u>City</u> <u>Camarillo</u>      <u>State</u> <u>CA</u>      <u>Zip</u> <u>93010</u><br/> <u>Phone (8 am – 5 pm)</u> <u>(805) 388-5307</u>      <u>Cell</u> _____      <u>Fax</u> _____</p> |  |  |                    |                    |             |       |     |          |             |               |            |          |         |        |
| <b>REQUEST</b>     | <p>Change of Zone (from <u>M-1 Light Manufacturing</u> to <u>RPD-30</u>):<br/> <u>See project description letter</u></p> <p>_____</p> <p>_____</p> <p>_____</p>  |  |  |                    |                    |             |       |     |          |             |               |            |          |         |        |

# ZONE CHANGE

|   |   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|---|---|---|---|---------------------------------|-------|---|---|-------------|----------------------------------|-----------------------------------|-----|---------------------|------------------|------------|---|--|
| <b>PROPERTY DESCRIPTION</b>   | Property Acquired (date) <u>TBD</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Legal Description <u>See Prelim Title Report dated July 5, 2019</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Property Location <u>2800 Barry Street</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Assessor's Parcel No. <u>APN 162-0-023-030</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Cross Street(s) <u>Lewis Road (Hwy 34)</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Current Zoning <u>Light Manufacturing (M-1)</u> Parcel Area <u>2.52 ac</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Dimensions of Parcel: Width <u>Irregular</u> Depth <u>Irregular</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | General Plan Designation <u>Industrial/Commercial</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
| Current Use of Property <u>Vacant; previously Stock Building Supply</u> |   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
| <b>UTILITIES</b>  | <table border="0"> <tr> <td><b>Utility Services:</b></td> <td><b>Location / Size of Line</b></td> <td><b>Source: Company / Agency</b></td> </tr> <tr> <td>Water</td> <td><u>10 inch; connection across Barry St.</u></td> <td><u>City of Camarillo Water Division</u></td> </tr> <tr> <td>Electricity</td> <td><u>overhead; along Lewis Rd.</u></td> <td><u>Southern California Edison</u></td> </tr> <tr> <td>Gas</td> <td><u>Barry Street</u></td> <td><u>SoCal Gas</u></td> </tr> <tr> <td>Sanitation</td> <td><u>12 inch; connection @ Barry/Lewis intersection</u></td> <td><u>City of Camarillo Sanitary District</u></td> </tr> </table> | <b>Utility Services:</b>                    | <b>Location / Size of Line</b>          | <b>Source: Company / Agency</b> | Water | <u>10 inch; connection across Barry St.</u> | <u>City of Camarillo Water Division</u> | Electricity | <u>overhead; along Lewis Rd.</u> | <u>Southern California Edison</u> | Gas | <u>Barry Street</u> | <u>SoCal Gas</u> | Sanitation | <u>12 inch; connection @ Barry/Lewis intersection</u> | <u>City of Camarillo Sanitary District</u> |
|   | <b>Utility Services:</b>  | <b>Location / Size of Line</b>              | <b>Source: Company / Agency</b>         |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Water   | <u>10 inch; connection across Barry St.</u> | <u>City of Camarillo Water Division</u> |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Electricity   | <u>overhead; along Lewis Rd.</u>            | <u>Southern California Edison</u>       |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
| Gas   | <u>Barry Street</u>   | <u>SoCal Gas</u>                            |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
| Sanitation  | <u>12 inch; connection @ Barry/Lewis intersection</u>   | <u>City of Camarillo Sanitary District</u>  |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
| <b>EXISTING / PROPOSED SITE FEATURES</b>                                | Access <u>Barry Street &amp; Lewis Road</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Parking Spaces <u>149</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Loading Spaces <u>n/a</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Proposed Grading <u>area of disturbance - 2.5 ac</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Existing Features (please describe existing and proposed changes)   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Buildings / Structures <u>vacant</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Topographical / Vegetation <u>flat, previously disturbed/developed lot</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Proposed Development: Total Building Square Footage <u>55,974 sf</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Number of Parcels <u>1</u> Number of Stories <u>1-3 stories</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | % of Site Landscaping <u>31%</u> % of Site Paving <u>13% Paved</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
| <b>BUILDINGS</b>  | Building Coverage <u>31%</u> Building Height <u>+/- 35 feet</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Building Materials: Roofing <u>See color and materials board</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Walls / Colors & Materials <u>See color and materials board</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Windows / Tint / Frames <u>See color and materials board</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Trim / Color & Materials <u>See color and materials board</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Type of Construction <u>Type V</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
| <b>PHASING</b>  | Previous Applications <u>N/A</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Anticipated Construction Date <u>TBD</u>  |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |
|   | Construction Phasing <u>None anticipated</u> Units Per Phase <u>N/A</u>   |   |   |                                 |       |   |   |             |                                  |                                   |     |                     |                  |            |   |  |

In a change of zone proceeding, it shall be shown that the following circumstances are found to apply. The applicant should answer the following questions fully and completely and should give testimony relative to these questions during the public hearings before the Planning Commission and City Council.

**1. How does the change of zone conform with the General Plan?**

The General Plan encourages the reuse of properties for residential uses, and the provision of affordable housing. See project description letter for additional information.

**2. Explain why the subject property is suitable for the uses permitted in the proposed zone.**

The proposed use redevelops a vacant site and provides affordable housing in an existing residential context. The intent of the RPD zone is to provide land to be developed for residential use.

**3. Explain why the change of zone is necessary and proper at this time and is not likely to be detrimental to the adjoining properties or residences.**

The project would provide high quality affordable housing in a manner appropriate to the surrounding neighborhood. The project is in compliance with relevant objectives in the various General Plan elements, including the Land Use Element and Housing Element.

**4. Are there any deed restrictions or easements that may affect the development and improvements of the subject property? (You may attach copies of the original printed deed restrictions in answer to this question.)**

Two easements exist along the south property line, a 12' easement for drainage purposes, and a 6' easement for electrical utilities. The project has been designed to accommodate the existing easements.

**5. Is the property adequately served by streets and utilities? If not, explain what improvements are necessary in order to develop the property.**

The property takes access from both Barry Street and Lewis Road. No significant improvements are anticipated to accommodate the proposed development. The site has existing sewer and water service which may need to be modified and/or upgraded accordingly.

The project team anticipates obtaining a can and will serve letter from the appropriate agencies indicating their ability to serve the proposed development.

**PROJECT INFORMATION**

# ZONE CHANGE CERTIFICATION

APPLICANT'S SIGNATURE

**NOTE:** An application may be filed only by the owner of the property or by a person with the power-of-attorney from the owner authorizing the application, or by the attorney-at-law representing the owner.

- I have the authority to file this application on behalf of the owner as authorized by the owner's consent signature below.
- I am the owner of the property.
- I have the power-of-attorney from the property owner authorizing the application and a copy of the authorization is attached.
- I am the attorney-at-law representing the owner and a copy of the authorization is attached.

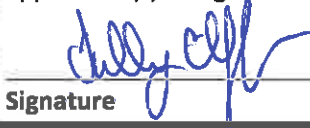
I/We, Bud McGehee, being duly sworn do depose and say that I/we am/are the owner(s) or applicants herein named and that the foregoing statement and answers herein contained and the information herein submitted are in all respects true and correct to the best of my/our knowledge and belief.

      Bud McGehee, AHACV      3-5-2020  
Signature      Name (Please print)      Date

OWNER'S CONSENT

**CONSENT BY OWNER** (If applicant is other than owner, owner must sign consenting to filing.)

I/We, Dave Norman, City of Camarillo, am/are the owner(s) of the subject property and consent to the filing of this application and hereby authorize city representative(s) to enter upon my property for the purpose of examining and inspecting the property in preparation of any reports and/or environmental review for the processing of the application(s) being filed and consent to the filing of this application.

      Dave Norman, City of Camarillo      4/6/2020  
Signature      Name (Please print)      Date

A.Q.M.P. STATEMENT

### STATEMENT OF AWARENESS OF AIR QUALITY MANAGEMENT PLAN LIMITATIONS

I/We, Bud McGehee, AHACV, representing  
(name of applicant)

Dave Norman, City of Camarillo

(corporation or firm)

hereby state that I/we am/are aware of the population limitations which are placed on the City of Camarillo by the Air Quality Management Plan (AQMP) and that the zoning clearance, building permit and/or final subdivision map approval for this project may not be granted by the City if adequate population allocation is not then available.

I/We agree that the same may be denied or withheld until such time as population allocation may be available to accommodate the proposed project.

Signed:

\_\_\_\_\_  
Owner      Date      Applicant      Date